

Shepherd's Creek

ESTABLISHED 2014



Custom homes nestled among towering hardwoods in a premier Shea Road setting, in the heart of Collierville. Drive alongside a meandering creek, through the natural stone gate entry to arrive at the exclusive Shepherd's Creek development offering the ultimate in design, technology, and convenience.

DEVELOPED BY CREWS DEVELOPMENT
CUSTOM BUILT HOMES BY MAGNOLIA HOMES

Table of Contents

Story of Shepherd's Creek	Page 1
Development Layout	Page 2
Community Features	Page 3
Developer	Page 4
Builder	Page 5
Designers	Pages 6 & 7
Covenant Excerpts	Pages 8 & 9
The Town of Collierville	Page 10
Map	Page 11
Testimonials	Page 12



The Story of Shepherd's Creek



When searching for the place to call home, discovering the ideal neighborhood in a beautiful town is a buyer's ambition. "Location, location, location" is the essential feature that turns a dream into reality. Collierville is one of those idyllic places, blending history and heritage with modern convenience and comfortable living.

Shepherd's Creek is the newest addition to Collierville's prestigious Shea Road community. An exclusive neighborhood with a distinguished benchmark of excellence in architectural design, Shepherd's Creek is the definitive address for solitude, serenity, and convenience in an area where unspoiled land has become scarce. Well, except for one very special location.

Shea Road is one of Collierville's most sought-after areas. This scenic drive is close to major thoroughfares, excellent schools, and many other desirable amenities. The homes along Shea Road are some of the finest in Collierville—and beyond. So, when developer and Collierville resident Jason Crews discovered the pristine site on Shea Road might be available, he didn't hesitate to purchase the 66 acres.

And Shepherd's Creek was born.

Jason partnered with Karen and Reggie Garner of Magnolia Homes to establish the vision for this unique community. The Garners are a mother and son team, known for unmatched detail, personal service, and quality

in their custom homes. The mention of a Magnolia-constructed home is synonymous with "exceptional" to real estate agents and buyers alike. Jason, Reggie, and Karen agreed that cookie-cutter design wouldn't fulfill their vision for Shepherd's Creek, destined to be one of the best addresses in the Mid-South. They enlisted the talents of two residential home designers: Jeff Bramlett and Lavelle Walker. Lavelle suggested returning to the roots of "true architecture", like the homes built in the early 1900's. The team embraced his inspiration and began extensive research to ensure integrity in the design, including excursions to examine local historic architecture in Central Gardens, Chickasaw Gardens, and the Overton Park area. Their vision is for all homes in Shepherd's Creek to exhibit distinctive and authentic design.

The team's conceptual plans reflect active households desiring comfortable homes with a nod to sophistication. Each home will feature customized interiors and exteriors individually tailored to the owner's desires, and will reflect a broad collection of styles, including French Country, English Tudor, British Arts & Crafts, Federal, and Greek Revival.

Shepherd's Creek will reflect the quality of a meticulously planned community, destined to become a well-chosen neighborhood in the noteworthy Town of Collierville.

Development Layout Phase 1



Community Features

Shepherd's Creek is a premier development in one of Collierville's most sought-after locations along Shea Road. Wooded home sites, a meandering stream, and custom luxury homes will provide your family with beautiful, peaceful surroundings and convenience.

Our community offers easy access to Shelby County interstates and major roads with Baptist Memorial Hospital just a mile away. Top ranking public and private schools, great shopping, and an abundance of parks and golf courses are easily accessible from Shea Road.

Upscale amenities such as large common wooded spaces, cross rail fencing, acorn street lighting, and beautiful natural stone demonstrate to homeowners the ultimate care from developer, builder, and designer while also enhancing the natural beauty of the site.

With a strict review committee and set of covenants, the Shepherd's Creek homeowner is sure to have a protective state for their long-term return of investment.

There are numerous benefits to living in the town of Collierville. Some of these include: the Collierville Greenbelt; family-friendly parks; and Collierville's great school system, which tied for first place in the state of Tennessee for quality education. Collierville is a vibrant and growing community that was named one of the top five localities in Tennessee in growth over the last twelve years. This lovely town has tremendous home values as well as great financial stability, with a Moody Investors Service rating of Aaa – the highest rating for general obligation bonds. The town square and antebellum architecture at the heart of Collierville, spotted with one-of-a-kind boutiques, antique stores, specialty shops and an old fashioned gas station all contribute to the overall look and feel of Collierville's historical preservation. The charming town of Collierville has no limit to what it can offer.



Developer - Jason Crews

CREWS



Jason Crews, owner of Crews Development, has more than 15 years of real estate experience, successfully expanding from a single rental home to investing more than sixty million dollars in various forms of real estate.

Founded in 1999, Jason's first year included such disparate investments as individual rental homes to developing an entire lake front community. In the following years, Crews Development expanded to develop numerous residential neighborhoods, custom home sites, and condominium projects. Jason also tackled commercial real estate, investing in and constructing multiple office spaces, retail centers, warehouses and commercial buildings.

During 2013 his most recent endeavor came to completion – the development and construction of the world headquarters and major distribution center for an international company. Also, Crews Development was listed in the Memphis Business Journal's Top Commercial Real Estate Developers for 2013.

Currently, Crews is staying active in multiple cities with real estate projects that include retail centers, a hotel, condos, and commercial and residential developments. However, the vast majority of his investments are located in his hometown of Collierville.

Jason not only invests in real estate but also in his family, which includes his wife, Michelle, their two children, and a large extended family. He enjoys getting out of the office, meeting people, being outdoors, and athletic challenges such as mountain biking and triathlons. Jason is a graduate of the University of Memphis. He currently supports the local community by serving as a board member with the Collierville Chamber of Commerce, Shelby Group International, and Triumph Bank.



Builder - Magnolia Homes

MH
MAGNOLIA HOMES

A SENSE of PLACE
est. 1987



Karen Garner, Founder and President of Magnolia Homes, is one hard-working Memphis belle. Since childhood, she has endeavored to be independent and resourceful – and she has succeeded, making her way to the forefront of the Memphis housing market. Under her leadership, Magnolia Homes has won many Vesta Home Show awards, including Best of Show in 2008. Karen herself was recognized as Memphis Business Journal’s “2008 Executive of the Year”.

Karen began Magnolia Homes in 1987, choosing the name because she thought people would remember it. “I plant a Magnolia tree in the yard of every home we build, so people will recognize our homes,” she says. Those trademark Magnolia trees have become a familiar sight throughout the Memphis area, where the Garners have developed four communities as well as hundreds of custom homes.

Over more than two and a half decades, Magnolia Homes has weathered the roller coaster housing market and continues to thrive. The financial stability the Garners have brought to their company is also a benefit to their customers. Choosing a builder with this level of success provides peace of mind to discerning homebuyers.

As a woman competing in a male-dominated world, Karen realized that she wasn’t at a disadvantage, but actually had something her male counterparts didn’t. She innately understood what women want in a home—like open floor plans that bring the family and friends together after a busy day, ample closet space, more cabinetry, thoughtfully planned mudrooms and laundry rooms, and beautifully designed and appointed outdoor living space.

Her “extra touches” became part of Magnolia Homes’ award-winning, signature style, and contribute to the elegance, grace, and uniqueness of each home.

Magnolia Homes’ success is also attributed to its visionary thinking and adapting to industry changes. When Karen’s son, Reggie Garner, Jr., became a partner in the company in 2000, he focused on expanding energy-efficient building and state-of-the-art technology. His enthusiasm for innovative exterior design introduced a new, more diverse look for Magnolia Homes.

Karen and Reggie pride themselves in their attention to detail throughout the process. From design and planning through closing, the Garners ensure every Magnolia Homes residence is exceptional. And they support their commitment with a 10-year limited PWC warranty.

Karen and Reggie have built a company that does not just build communities, but supports the people who make life better there. They offer their help for a variety of charitable organizations, donating their time, money, and resources to such groups as Juvenile Diabetes Research Foundation of West Tennessee, Methodist Healthcare, and St. Jude Children’s Research Hospital. Magnolia Homes has built three homes for Make A Wish, raising more than \$200,000 to help children with disabilities.

When you choose to live in the Shepherd’s Creek community, you will discover why Magnolia Homes has earned its excellent reputation for building a better home and a better community.



Meet the Designers



LAVELLE WALKER - DESIGNER

Lavelle Walker has always been creative, and his love for creating new things sparked his desire to be a designer as a young boy. Even as early as his middle school years, Lavelle knew that being an architect was what he was meant to do.

Lavelle Walker Residential Designers was founded in Memphis in 1978 after several years' experience with the architectural department of a design/build firm working throughout the United States. Most of the work in his firm's early years was in the planning and design of quality retail space and countered shops. This required close attention to space planning, lighting, and construction details.

As Lavelle's firm developed a close relationship with these commercial clients, he was asked to design and detail their personal homes. From this developed a genuine love of residential architecture. Clientele expanded to individuals, builders, and developers with residential projects ranging from 1,600 sq. ft. to 16,000 sq. ft., spanning from Washington State to Miami, Florida. Not only did projects extend from coast to coast, Lavelle Walker Residential Designs is also award-winning. Locally, the Vesta Home Show has awarded Lavelle countless awards, one being "Best Design in Nashville" in 2010. His firm has also won awards for design work in Evergreen, and Spring Creek Ranch in Collierville, TN.



Lavelle Walker Residential Designs believes residential architecture can and should respect and show consideration for its neighboring structures and community. Timeless design also reflects universal respect and appreciation for the eye-pleasing proportions and scale of the classical orders. Beauty and warmth found in tradition need not be discarded to accommodate and utilize technology. Lavelle persists in blending beautiful aesthetics with savvy convenience to realize a seamless balance tailored to each client.



Meet the Designers

JEFF BRAMLETT - DESIGNER

Even as a young boy, Jeff knew he would someday design homes. Jeff began his career preparation as early as the ninth grade, attending a high school having an architecture focus, subsequently pursuing his degree at Memphis State. Jeff worked for a prominent Memphis architect for 19 years before starting his own business, Jeff Bramlett Custom Residential Designs, which has now been in business for 8 years.

Jeff began working with Karen Garner and Reggie Garner Jr. about 15 years ago. This dynamic trio has established high standards, winning over custom home buyers. In just two of the VESTA home shows over the past five years, they have collectively won over nine VESTA Home Show awards – including 2008 Best of Show and 2010 Best Kitchen.

Jeff's 27 years of experience in designing custom homes, and bringing his client's dream into reality, contributes to the distinction of Shepherd's Creek.



Shepherd's Creek Covenants

SELECTED COVENANTS, CONDITIONS, AND RESTRICTIONS

(Complete Covenants and Restrictions available upon request)

Use restrictions apply to each Lot to ensure the best use and most appropriate development and improvement, and:

- To ensure and protect property values
- To ensure neighborhood preservation
- To encourage neighborhood aesthetics
- To encourage excellence by providing neighborhood design and activity standards
- To ensure Lots may be used only for residential, single family dwelling purposes; no Lot may be subdivided

To insure the orderly development of Shepherd's Creek, the developer has established architectural guidelines to ensure neighborhood preservation and encourage neighborhood aesthetics. Architectural guidelines ensure improvements within Shepherd's Creek are generally harmonious, aesthetically consistent, conform to good architectural standards, and provide for residential development with common elements and/or features that enhance value.

The Covenants and Restrictions require all proposed structures, designs, and/or improvements be submitted to and approved in writing by the Architectural Review Committee (ARC). Any exterior improvements, modifications, and/or alterations must be approved by the ARC. These improvements include but are not limited to:

- Original or remodel of home
- Landscaping
- Free standing garage, storage building, or pool house
- Exterior television aerials, antennas, and satellite dishes
- Pools, fountains, and water features
- Fences, retaining walls, hedges, and barriers
- Roofing
- Exterior shades or awnings
- Painting
- Statues, flags, and yard art



Shepherd's Creek Covenants

Architectural requirements include:

- Livable (minimum) heated area of 3,500 square feet
- Ceiling height minimum of 9 feet for the first and second floor
- Majority façade of dwelling must be brick or stone
- Street facing windows must be true or simulated divided light
- Garage minimum of three-car

Certain items are required to be concealed from view of all streets and neighboring lots, and located or placed behind the back of the house, or be kept screened by planting or fencing. Such as:

- All out-buildings (storage buildings, playhouses, etc.)
- Lawn and sports equipment
- Air conditioning units, pool equipment, and utility meters
- Garbage carts and recycling bins (if not in the garage), and compost containers
- Service yards, dog pens or runs
- Woodpiles or storage piles
- Vegetable gardens
- Barbecue grills or other cooking equipment
- No recreation vehicles, commercial vehicles, boats, boat trailers, horse trailers, motorcycles, trucks, camping trailers, non-working vehicles or similar items shall be kept anywhere on a Lot (including the yard), other than in an enclosed garage. These items are also strictly prohibited on public streets.

Each Owner will maintain clean and well-kept buildings and grounds and contribute to the beauty of the specific area and Shepherd's Creek as a whole. Grass, weeds, vegetation, and debris shall be maintained at all time. Trees, shrubs, vines, and plants that die shall be promptly removed from the Lot. Rubbish, trash, or garbage shall be regularly removed from the premises and containers removed from the curb and stored appropriately.

Maintenance responsibilities include, but are not limited to:

- All exterior walls, doors, windows, garages, light fixtures, and roofs
- Patios, accessory structures, fencing, parking surfaces, driveways, and walkways
- Irrigation systems, landscaping, mailboxes, and outdoor lighting
- Plumbing and electrical repairs



Collierville - A Great Place to Call Home

As one of the oldest towns in Tennessee, Collierville is a great place to call home. Its historic Town Square is on the National Register of Historic Places and offers modern boutiques, restaurants, and antique shops. The town is a blend of old and new. From its days as a Civil War battleground, the historic home tours and monuments provide a glimpse of its past and the people who first called Collierville home.

A HISTORY LESSON

Since its beginning in the early 1800's, Collierville grew quickly thanks to a stagecoach stop and new railroad that opened by mid century. Its proximity to both the Wolf River and Nonconnah Creek also brought settlers. Historians believe its name was derived from the early land speculator Mr. Collier who named the lots he sold as the "town of Collier". When the post office opened in the mid 1800's, the town became Collierville. Although most of the town was destroyed during General Sherman's march, the residents promptly began rebuilding the community.

THRIVING BUSINESSES

Including large corporations such as FedEx, Baptist Memorial Hospital, Carrier, NSA, Phillips Bodine, and Helena Chemical to small family-owned businesses throughout the town, Collierville is a great place to work as well as live. Those working outside the community find easy access on Nonconnah Parkway (TN 385) to the surrounding areas. Collierville will soon benefit from the Interstate 69 highway plan integrating TN 385 as part of USDOT's project linking Canada and Mexico.

RIVER, PARKS, AND FUN THINGS TO DO

Hiking and biking trails weave throughout the town and along the Wolf River, connecting area-wide trails and providing residents numerous opportunities to enjoy the outdoors. Each summer the Town sponsors free concerts on Thursday nights in June and July at the Historic Town Square. In November, all of the merchants open their doors with holiday treats and special sales. Favorite traditions include joining families to watch the Christmas tree lighting and the annual Christmas parade each December.

A HOMETOWN TO LOVE

Today Collierville is a refuge for anyone looking for a small town feeling with big city amenities. The highly skilled police and fire departments, and medical and hospital services are visible throughout the community. The exceptional teachers at area public and private schools nurture the children placed in their care. The parks offer families and individuals wide open spaces to play, picnic, bike, participate in team and individual sports, or play with the family pet.

We invite you to find a bench to enjoy and discover a town where it's easy to know your neighbors and establish life-long friendships.

Enjoy calling Collierville home.

FEATURES:

Education:

- Over 16 award-winning public and private schools
- 13 preschools
- Collierville's own municipal school system
- University of Memphis, Collierville Campus

Amenities:

- 18 parks (over 750 acres)
- 14 soccer/football/lacrosse fields
- 15 baseball/softball fields
- 12 playgrounds
- 2 public and 2 private golf courses
- 2 water parks
- Over 32 miles of greenbelt, with 60+ planned
- Community center and theater
- Library
- 44,500 residents
- The Avenue at Carriage Crossing, 800,000 sq. ft. outdoor lifestyle shopping center
- Multiple workout facilities
- Free wi-fi anywhere on Historic Town Square
- A short drive or bike ride away lies a community treasure, Shelby Farms Park, encompassing 4,500 acres of green space and 6.5 miles of urban trail.

Collierville ranked #1 in 2013 - The Best Towns in Tennessee for Young Families



Shepherd's Creek

- Memphis Int'l Airport: 30 min.
- FedEx Forum/Beale St: 40 min.
- Clark Tower: 22 min.
- WC Johnson Park: 9 min.
- Shelby Farms Park: 22 min.
- Germantown Performing Arts Center: 13 min.
- Memphis Zoo: 35 min.
- The Avenue Carriage Crossing Mall: 11 min.
- The Shops of Saddle Creek: 15 min.
- Wolfchase Mall: 26 min.
- Methodist University Hospital: 31 min.
- Baptist East Hospital: 22 min.
- Baptist Collierville Hospital: 2 min.
- LeBonheur Children's Hospital: 35 min.
- St. Jude Children's Research Hospital: 35 min.
- The Med: 35 min.
- St. Francis Hospital: 20 min.
- Methodist Germantown Hospital: 13 min.

There are also ten private schools within ten miles of Shepherd's Creek.

I-385 is just down the road

Conveniently located to Interstate 385, Shepherd's Creek is less than 20 minutes from Interstate 240 and just under 30 minutes from Interstate 40 towards Nashville.

Minutes To Everything

- 30 minutes
- 15 minutes
- 5 minutes



Map not to scale*

Testimonials

Thank you for the thorough walk-thru. We have really been enjoying our home. Its beauty, function, flow, and the attention to detail make us love our home more and more every day. We are very proud to be Magnolia Homeowners!

Mark & Jennifer Broaddus

“For many people, building a home can be a real test of their patience, and at times, the whole process can simply be overwhelming. However, thanks to your attention to detail and hands-on approach, building my home was a wonderful experience! From the day I wrote the contract until the day I moved in, you were with me each and every step of the journey. Your commitment to excellence has shown itself in your prompt customer service since my closing.”

Laura Hollis

Lenore and I want you to know that we're delighted by our new association with you and Magnolia Homes. I will honestly share with you that you are a magnificent example of what customer service is all about. Your personal involvement with all aspects of customer satisfaction from product construction to information and usage is admirable and welcomed. We are delighted to become a member of the Magnolia Home family.

Jim and Lenore Rae

“We knew that we had found a really nice home from the beginning, but when Karen did the final walk through with us pointing out all the features and decisions that had gone into the build, we knew that Magnolia Homes was the real deal. Karen loves building, and any time someone loves what they do that much, they are bound to create something extraordinary.”

Jeff and April Hurdle

“Hidden behind the walls, hardwood floors and carpet are details that aren't as pretty as the paint and trim but make this one of the strongest, safest, most energy efficient homes in the area. At Magnolia Homes, skilled master craftsmen create from nails, wood, brick, paint and concrete not a house but a home where special moments are remembered for a lifetime.”

Lily and Gerald Foon

”We are so fortunate to have been working with the fine people of Magnolia Homes for many years as interior and exterior design consultants. We also coordinate and install the furnishings and accessories for the wonderful model homes in each Magnolia development. We always appreciate knowing that Karen, Reggie, and the entire Magnolia team go above and beyond to ensure that each of their homes is classic, tasteful, and top notch quality.”

Steve Nabers of Nabers Interiors

THE SUCCESS OF

Shepherd's Creek

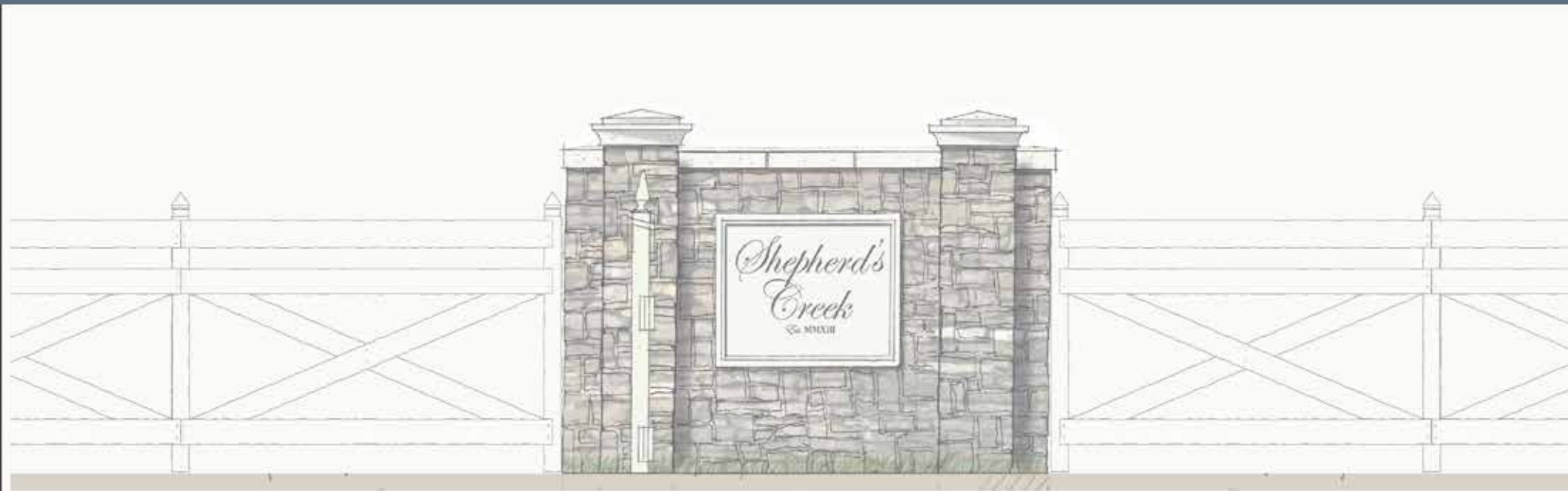
The success of Shepherd's Creek is based on a number of different factors, none of which are more valuable than the reliability of our vendors and business relationships. With quality industry leaders like Oak Grove Realty, Thermador appliances, Pella windows, and Nabers Interiors along with our entire network of superior suppliers, we are dedicated to delivering the very best and first-in-class quality that our Shepherd's Creek homeowners are expecting.



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